

Title 27
DEVELOPMENT PERMIT FEES

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Chapter 27.02
PURPOSE - GENERAL PROVISIONS

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27.02.010 Purpose. The purpose of this title is: to prescribe equitable fees and fee collection for all development and environmental review services provided by the department of development and environment services; and to prescribe school impact fees to cover the proportionate share of the cost of new school facilities needed to serve new growth and development. (Ord. 13332 § 55, 1998: Ord. 10662 § 42, 1992).

27.02.015 Relationship to Comprehensive Plan and Growth Management Act. This title of the King County Code is hereby enacted to be consistent and implement the comprehensive plan in accordance with RCW 36.70A. (Ord. 11623 § 1, 1994).

27.02.020 General provisions. This chapter deals with provisions general to the administration of this title and includes late penalties, fee waivers, fee assessments, refunds, code enforcement fee, overtime fees, general research, and financial guarantees. (Ord. 11141 § 37, 1993: Ord. 10662 § 43, 1992).

27.02.025 Rules. The department shall adopt public rules pursuant to K.C.C. chapter 2.98 to implement this title. (Ord. 15946 § 2, 2007: Ord. 14683 § 4, 2003).

27.02.030 Fees - due dates - late penalty - insufficient funds charge.

A. Fees are due and payable at the time of application for service or the due date stated on the department's invoice.

B. A late penalty payment equal to one percent of the delinquent unpaid balance, compounded monthly, shall be assessed on any delinquent unpaid balance.

C. The department shall charge an insufficient funds charge of thirty-five dollars. (Ord. 16959 § 2, 2010: Ord. 15957 § 1, 2007: Ord. 15946 § 3, 2007: Ord. 10662 § 44, 1992).

27.02.040 Fee waivers. The director shall have the discretion to waive all or a portion of the fees administered by the department and required pursuant to this title, provided, the waiver is warranted in the director's judgment. Any fee waiver shall be in writing and shall state a compelling need or public purpose to be served by the waiver. The need or purpose must be consistent with standards established pursuant to K.C.C. chapter 2.98. (Ord. 15946 § 4, 2007: Ord. 13332 § 56, 1998: Ord. 11141 § 38, 1993: Ord. 10662 § 45, 1992).

27.02.050 Fee assessment. Unless otherwise required by this title, development permit and environmental review fees shall be assessed at the fee rate in effect at the time the fee is assessed. (Ord. 16959 § 3, 2010: Ord. 10662 § 46, 1992).

27.02.060 Refunds. If an applicant withdraws, cancels or otherwise terminates a permit application, permit administration fees paid under K.C.C. 27.06.020 are not refundable. If the applicant withdraws, cancels or otherwise terminates the application and makes a written request for a refund within thirty days of the date the fee was paid, other fixed service fees are refundable in proportion to the amount of work performed as of the date of application withdrawal by the applicant. (Ord. 16959 § 4, 2010: Ord. 13332 § 57, 1998: Ord. 10662 § 47, 1992).

27.02.062 Rules for refunds of fees associated with appeal. The department shall adopt public rules in accordance with K.C.C. chapter 2.98 providing for refunds of fees associated with the appeal, when an applicant is the substantially prevailing party in an administrative appeal. (Ord. 15946 § 5, 2007).

27.02.065 Fee estimates for project managed permits. The department shall, within a reasonable time, provide fee estimates to the applicant for all project managed permits. Copies of employee worksheets used in preparing binding fee estimates and fee estimate revisions shall be included along with the fee estimates. The department shall develop uniform standards and criteria for revising fee estimates in accordance with K.C.C. chapter 2.98. (Ord. 15946 § 6, 2007).

27.02.070 Code enforcement fees. A fee assessed at the current hourly rate shall be charged for department staff time associated with code enforcement actions on all permits and reviews covered by this title. (Ord. 13332 § 58, 1998: Ord. 10662 § 58, 1992).

27.02.080 Financial guarantees fee.

A. A fixed fee of two hundred thirty dollars shall be charged for department staff time associated with all work done in conjunction with the intake, administration and release of financial guarantees for development permits.

B. A fee assessed at the department's current hourly rate shall be charged for department staff time associated with all work done in conjunction with the setting, monitoring, inspection and enforcement of financial guarantees for development permits. (Ord. 16959 § 5, 2010: Ord. 15957 § 2, 2007: Ord. 13332 § 59, 1998: Ord. 10662 § 49, 1992).

27.02.085 Drainage defect and maintenance financial guarantee program fees. A minimum of one hour's fee shall be charged by the departments of natural resources and parks and transportation for any financial guarantee work performed by those departments related to storm water drainage and roadway improvements. The fee shall be less than or equal to the department of development and environmental service's current hourly rate. (Ord. 14199 § 248, 2001: Ord. 13659 § 2, 1999).

27.02.090 Expedited review fees. Customer requested expedited review shall be charged at the department's current hourly rate, in addition to the normal review fee. If the normal review fee is an hourly fee, then the rate shall equal two hundred percent of the department's current hourly fee. (Ord. 13332 § 60, 1998: Ord. 11141 § 39, 1993).

27.02.100 General service fee. A general service fee assessed at the department's current hourly rate shall be charged for each of the following services:

A. Research performed outside the context of a pending application review;

B. Professional services to other governments under adopted interlocal agreement with the jurisdiction requesting the service; and

C. Project management. (Ord. 14683 § 36, 2003: Ord. 13996 § 11, 2000: [Ord. 13664 § 12, 1999, repealed by Ord. 13996 § 13, 2000]: Ord. 13332 § 61, 1998: Ord. 11141 § 40, 1993).

27.02.110 Contract fees. An applicant may elect to have a review, inspection, or permit approval completed by a department approved and hired contractor. For reviews, inspections, and permit approvals completed by a department approved contractor, the department is authorized to charge the applicant the contract amount in addition to the required review, inspection, or permit fee. (Ord. 11141 § 41, 1993).

27.02.130 Educational services fees.

A. The department may charge a fee to recover the actual cost of providing classes or training provided by department of development and environmental services staff. (Ord. 16959 § 6, 2010: Ord. 13332 § 8, 1998).

27.02.140 Work without a permit - investigation fee. Whenever any work for which a permit or application approval required under K.C.C. Title 16, 19A, 20, 21A or 25 has commenced without first obtaining the required permit or application approval or has proceeded without obtaining necessary inspections, an investigation fee, in addition to the permit or application review fee, shall be collected whether or not a permit or application approval is subsequently issued. Except as otherwise provided in IK.C.C. 27.10.090 for grading or clearing without a permit, the investigation fee shall be equal to the amount of the permit or application fee required by this title. (Ord. 16959 § 7, 2010: Ord. 13332 § 10, 1998).

27.02.150 Plan revision fees. All plan revisions submitted by the applicant shall be charged a fee at the department's current hourly rate and applying any increase in the valuation of the construction work, as applicable. (Ord. 16959 § 8, 2010: Ord. 13332 § 12, 1998).

27.02.160 Nonpermit-related fees - addressing charge.

A. The department may collect nonpermit-related fees for services including, but not limited to, making copies, providing letters of zoning certification, notarizing documents, gathering, preparing and publishing special request reports, and providing publications. The fees shall be at actual cost to the department and shall be collected at the time services are requested. The department shall publish an annual schedule of these fees.

B. The fee for a duplicate copy of a previously prepared certificate of elevation is two hundred dollars. (Ord. 16959 § 9, 2010: Ord. 15957 § 3, 2007: Ord. 14683 § 37, 2003: Ord. 13332 § 13, 1998).

27.02.170 Addressing issues charges. Requests concerning residential addressing issues shall be charged one hundred thirty-six dollars per address. Requests concerning nonresidential addressing issues shall be charged at the department's current hourly rate. (Ord. 16959 § 10, 2010).

27.02.190 Hourly rates for fees.

A. Except as otherwise provided in subsections B. and C. of this section, the department's current hourly rate shall be assessed under this title at a rate of one hundred seventy dollars per hour.

B. Land use permits for agricultural activities on RA-zoned property for which the property owner has a current farm plan developed in conjunction with the King Conservation District or on lands within the agricultural production district shall be subject to an hourly rate of eighty-five dollars.

C. Building permits for agricultural buildings shall be subject to an hourly rate of eighty-five dollars.

D. For purposes of this section, "agricultural building" means a structure, other than a dwelling, that is:

1. Located on RA-zoned property for which the property owner has a current farm plan developed in conjunction with the King Conservation District or on lands within the agricultural production district; and

2. Used in the operation of the farm for:

- a. Storage, maintenance or repair of farm machinery and equipment;
- b. The raising, harvesting and selling of crops;
- c. The feeding, breeding, management and sale of, or the produce of, livestock, poultry, fur-bearing animals or honeybees;
- d. Dairying and the sale of dairy products;
- e. Any other agricultural or horticultural use or animal husbandry, or any combination thereof, including the preparation, storage, processing, or sale of agricultural products raised on the farm for human use and animal use;
- f. Processing, treatment, packaging, and sale of agricultural products;
- g. Stabling or training equines; or
- h. Equine riding lessons and training clinics. (Ord. 16959 § 12, 2010: Ord. 15957 § 4, 2007: Ord. 14683 § 38, 2003: Ord. 14683 § 5, 2003: [Ord. 13664 § 2, 1999, repealed by Ord. 13996 § 13, 2000]: Ord. 13332 § 9, 1998).

27.02.1905 Fees surcharge - K.C.C. chapters 27.02, 27.06, 27.10, 27.36 and 27.46 and K.C.C. 27.44.010.B - use - exceptions - applicability - expiration (expires January 1, 2015).

A. Except as otherwise provided in subsection B. of this section, the department shall assess a surcharge of five percent on all fees established in K.C.C. chapters 27.02, 27.06, 27.10, 27.36 and 27.46 and K.C.C. 27.44.010.B. The surcharge shall only be used to fund:

1. The permit integration project;
2. Relocation of the department's permitting related functions; and
3. The department's undesignated fund balance for working capital in order to achieve an undesignated fund balance of forty-six days of operating and maintenance expenses.

B. The following fees shall not be subject to the surcharge established in subsection A. of this section:

1. Late payment penalty and insufficient funds penalty fees established in K.C.C. 27.02.030;
2. Contract fees established in K.C.C. 27.02.110;
3. Non-permit-related fees established in K.C.C. 27.02.160;
4. Impact fees established in K.C.C. 27.44.010A.;
5. Fees for current use permits established in K.C.C. 27.10.230;
6. Fees for department of transportation review of road standards variance requests under K.C.C. 27.10.070A.; and
7. Fees or surcharges established by and remitted to the state of Washington.

C. The surcharge applies to fee assessments made between January 1, 2011, and January 1, 2015.

D. This section expires on January 1, 2015. (Ord. 16959 § 12, 2010).

273.02.201 Fee schedule - availability. The department shall make available for inspection, review and copying by the public a fee schedule of its current fees in both written and electronic form. The department shall also post the fee schedule on the department's website. (Ord. 16959 § 13, 2010).

27.02.210 Deposits. The department may require a deposit at the time of application. The deposit shall not exceed one hundred percent of the total actual or estimated cost of the review and inspection of a permit application. (Ord. 14683 § 39, 2003; Ord. 13332 § 63, 1998).

27.02.220 Disaster response expenditures. Expenditures drawn from the development and environmental services (DES) fund for disaster response, which are not recovered through the assessment of fees or reimbursement from the Federal Emergency Management Administration (FEMA), shall be reimbursed to the DES fund by the current expense fund within twelve months of when the expenses were incurred. (Ord. 14238 § 32, 2001).

**Chapter 27.04
DEFINITIONS****Sections:**

27.04.003	Building official.
27.04.004	Closed record hearing.
27.04.005	Department.
27.04.010	Development permits.
27.04.015	Director.
27.04.025	Impact fee.
27.04.028	Environmental review.
27.04.040	Permit fee.
27.04.043	Project managed.
27.04.045	Program management program.
27.04.047	Substantial prevailing party.
27.04.050	Valuation.

27.04.003 Building official. "Building official" means the director of the department of development and environmental services or the director's designee. (Ord. 13332 § 14, 1998).

27.04.004 Closed record hearing. "Closed record hearing" means an administrative appeal to the hearing examiner of a departmental decision when the appeal is on the record with no new evidence or information allowed to be submitted and only appeal argument allowed. The record shall consist solely of a complete set of the documents relating to the facts of the department's decision. (Ord. 16026 § 5, 2008).

27.04.005 Department. "Department" means the department of development and environmental services. (Ord. 14683 § 6, 2003; Ord. 10662 § 51, 1992).

27.04.010 Development permits. "Development permits" mean all permits, reviews, and approvals administered by the department of development and environment services including, but not limited to, right-of-way use permits, grading permits, building permits, fire code permits, subdivisions, short subdivisions, binding site plans, planned unit developments, zoning permits, master plan development permits, current use permits, boundary line adjustments, and environmental review and shoreline permits. (Ord. 16959 § 14, 2010; Ord. 10662 § 53, 1992; Ord. 8330 § 31, 1987).

27.04.015 Director. "Director" means the director of the department of development and environment services or his/her designee. (Ord. 10662 § 52, 1992).

27.04.025 Impact fee. "Impact fee" means a payment of money authorized by state law and county ordinance to be imposed upon development as a condition of development approval to pay for public facilities needed to serve new growth and development. Impact fees include but are not limited to roads mitigation payment fees and school impact fees. "Impact fees" do not include fees imposed to cover the costs of processing applications, inspecting and reviewing plans or other information required to be submitted for purpose of evaluation of an application, or inspecting or monitoring development activity. (Ord. 10162 § 22, 1991).

27.04.028 Environmental review. "Environmental review" means all permits, reviews, and approvals administered pursuant to K.C.C. 20.44. (Ord. 10662 § 50, 1992).

27.04.040 Permit fee. "Permit fee" means a payment of money imposed upon development as a condition of application for or approval of development to cover the costs of processing applications, inspecting and reviewing plans or other information required to be submitted for purpose of evaluation of an application, or inspecting or monitoring development activity. (Ord. 10162 § 23, 1991).

27.04.043 Project managed. "Project managed" refers to a permit or approval that the department reviewed under the project management program. (Ord. 16026 § 8, 2008).

27.04.045 Project management program. "Project management program" means the program within the department that provides fee estimates and enhanced oversight on projects that are large or complex, and are subject to hourly permit fees. (Ord. 16026 § 7, 2008).

27.04.047 Substantial prevailing party. A permit applicant is the "substantial prevailing party" in an appeal under this title if the hearing examiner orders a reduction of the fee estimate, estimate revision or billings that is fifty percent or more of the cumulative sum that the applicant disputed before the examiner. Otherwise, the department is the "substantial prevailing party." (Ord. 16026 § 6, 2008).

27.04.050 Valuation. "Valuation" means the determination of value made by the building official or the building official's designee using current valuation tables published by the International Code Council, International Conference of Building Officials or other current nationally recognized standards. The valuation includes the total value of all construction work for which the permit is issued, including all finish work, painting, roofing, electrical, plumbing, heating, ventilation and air conditioning, elevators, fire systems and any other permanent fixtures. (Ord. 16959 § 15, 2010: Ord. 15957 § 5, 2007: Ord. 13996 § 2, 2000: [Ord. 13664 § 3, 1999, repealed by Ord. 13996, § 13, 2000]: Ord. 13332 § 15, 1998).

Chapter 27.06
PREAPPLICATION AND COUNTER SERVICE FEES

Sections:

- 27.06.005 Purpose.
- 27.06.010 Preapplication fees - conference - preintake services.
- 27.06.020 Permit administration fees - building services division.

27.06.005 Purpose. The purpose of this chapter is to establish preapplication and administrative fees for the department. Preapplication fees shall compensate the department for preliminary review and evaluation of projects and for advising permit applicants before submittal of a formal application. Counter service fees shall compensate the department for land use and building counter services for application intake, calculation of fees, creation of manual and electronic files, preparing applications for routing to review stations, packaging final permits, issuance of final permits and providing fee and submittal information to applicants. Administrative fees shall be collected at the time administrative services are rendered. (Ord. 14683 § 40, 2003: Ord. 13332 § 3, 1998).

27.06.010 Preapplication fees - conference - preintake services.

A. A fee shall be charged for preapplication conferences required by K.C.C. 20.20.030 as follows:

- | | |
|------------------------------------------------|---------------------|
| 1. Level 1 - fee quotes and up to 2 staff: | \$510.00 |
| 2. Level 2 - up to four staff: | \$1,020.00 |
| 3. Level 3 - field check and up to four staff: | \$2,125.00 |
| 4. Complex | Current hourly rate |

B. Preintake services for development proposals that do not require a preapplication conference shall be charged a fee of three hundred forty dollars, which shall be credited against fees due at or subsequent to submittal of an application. If the subsequent permit application is to address work commenced without permits, the pre-intake fee shall be credited against any required investigation fees. (Ord. 16959 § 16, 2010: Ord. 14683 § 41, 2003: Ord. 13332 § 4, 1998).

27.06.020 Permit administration fees - building services division. A fixed fee shall be charged for permit administration as follows:

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|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| A. | Group 1: small, simple, easy-to-administer applications including residential mechanical, registered plans, special inspections, fire tank, extensions, agricultural structures accessory to a residence, basics and basic accessories, residential revisions, short plats, alterations to short plats, separate lot recognition, subdivision exemptions, revisions, shoreline exemptions, right-of-way use, boundary line adjustments, all extensions and road and drainage variances: | \$111.00 |
| B. | Group 2: applications more complex than group 1, including fire system permits, accessories to residence, signs, commercial mechanical, additions, mobile homes in a mobile home park, clearing and grading, final plats, binding site plans and alterations to final plats: | \$225.00 |
| C. | Group 3: applications more complex than groups 1 and 2, including new residences, small nonbuilding permits, commercial tenant improvements and revisions, building modifications, permits issued "subject to field inspection," stand-alone agricultural buildings, mobile homes on raw land, variances, shoreline, preliminary short plats and critical areas ordinance alteration exceptions: | \$317.00 |
| D. | Group 4: applications more complex and difficult than other groups, including small and large new commercial buildings, multifamily buildings, large nonbuilding structures, preliminary plats, variances, conditional use permits, special use permits, zone and shoreline reclassification and other permits with complex processing such as commercial site plans: | \$961.00 |

(Ord. 16959 § 17, 2010: Ord. 15957 § 6, 2007: Ord. 14683 § 7, 2003: Ord. 13332 § 5, 1998).

Chapter 27.10 FEES

Sections:

27.10.010	Plan review fees - applicability.
27.10.020	Building plan review fees - revision fees — nonstandard methods or materials review fees.
27.10.030	Building review fees - mechanical systems.
27.10.050	Fire systems and tank reviews.
27.10.060	Zoning compliance review fees - critical areas excepted.
27.10.070	Zoning variance requests fees.
27.10.080	Site engineering review fees.
27.10.090	Grading or clearing site plan review fees.
27.10.120	Right-of-way application review fees.
27.10.130	Critical areas review fees.
27.10.140	Variances and critical areas alteration exceptions - deposit and fee.
27.10.150	SEPA review - preparation of environmental impact statement.
27.10.160	Shoreline substantial development permit and shoreline exemption application review fees.
27.10.170	Zoning application review fees.
27.10.180	Site-specific land use amendment.
27.10.190	Subdivision, short subdivision or building site plan - preliminary review fees.
27.10.200	Subdivision, short subdivision or building site plan - final review fees.
27.10.210	Separate lot recognition, subdivision exemption, recorded building envelope modification name change request and purchaser review fees.
27.10.220	Boundary line adjustment fees.
27.10.310	Construction and site development inspection fees — applicability.
27.10.320	Buildings and other structures construction inspection fees.
27.10.330	Structural-mechanical system inspection fees.
27.10.350	Fire system and fire tank inspections - conformance with approved plan - fees.
27.10.360	Hazardous materials and public assembly inspections - fees.
27.10.370	Right-of-way inspection fees.
27.10.380	Site development inspections, monitoring, pre-site work engineering meetings and review of charges to approved plans - fees.
27.10.410	Zoning, SEPA, shoreline, sensitive area, drainage, other conditions or mitigation - post approval or postdevelopment monitoring or inspection - deposit and fees.
27.10.420	Extensions of permits and approvals - fees and deposits.
27.10.430	General inspections.
27.10.450	Mobile home fees.
27.10.460	Condominium conversion review and inspection fees.
27.10.500	Supplemental inspection and reinspection.
27.10.510	Certification of compliance or completion.
27.10.550	Preissuance construction authorization (PICA) inspections - fees.

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27.10.010 Plan review fees - applicability. Plan review fees shall compensate the department for the plan review necessary to determine compliance with approved plans, adopted international codes and other county regulations. The fees may be based on valuation and may be fixed or hourly. The fees shall be collected to compensate the department for the review of:

- A. Commercial and residential building permit applications under K.C.C. chapters 16.04, 16.70, 16.74, 16.78 and 17.04 and K.C.C. Titles 20 and 21A;
- B. Grading and clearing permit applications under K.C.C. chapter 16.82;
- C. Shoreline permit applications and exemptions under K.C.C. Title 25;
- D. State Environmental Policy Act compliance under K.C.C. chapter 20.44 ;
- E. Critical areas under K.C.C. chapter 21A.24 ;
- F. Preliminary and final subdivisions and short subdivisions under K.C.C. Title 19A;
- G. Binding site plan review under K.C.C. Title 19A;
- H. Boundary line adjustments under K.C.C. Title 19A;
- I. Variance requests, conditional use permits, zone reclassification requests, special use permits and temporary use permits under K.C.C. Title 21A;
- J. Right of way use permits under K.C.C. Title 14; and
- K. Drainage review under K.C.C. Title 9. (Ord. 16959 § 18, 2010: Ord. 15957 § 8, 2007: Ord. 13332 § 16, 1998).

27.10.020 Building plan review fees - revision fees — nonstandard methods or materials review fees.

A. Except as otherwise provided in this section, fees for the review of buildings and structures, including additions and modifications, shall be calculated using valuations and using fee rate tables published by the International Conference of Building Officials or International Code Council or other current nationally recognized standards. The building official shall establish the final valuation. The fee charged shall be at sixty-five percent of the calculated amount, unless otherwise specified in this title.

B. Revisions to a permit application shall be charged at the department's current hourly rate and applying any increase in the valuation of the construction work.

C. Additional plan review required when issuing a basic permit from a registered plan shall be charged at the department's current hourly rate.

D. Additional review required for applications using nonstandard methods, materials, or design shall be charged at the department's current hourly rate in addition to the standard fees. (Ord. 16959 § 19, 2010: Ord. 14683 § 42, 2003: Ord. 13996 § 3, 2000: [Ord. 13664 § 4, 1999, repealed by Ord. 13996, § 13, 2000]: Ord. 13332 § 17, 1998).

27.10.030 Building review fees - mechanical systems. Mechanical systems serving individual dwelling units shall be charged a fixed fee of one hundred thirty-three dollars per unit if the review is necessary. Fees for review of commercial or multifamily residential mechanical systems shall be calculated as provided in K.C.C. 27.10.020. (Ord. 16959 § 20, 2010: Ord. 15957 § 9, 2007: Ord. 14683 § 9, 2003: Ord. 13996 § 4, 2000: [Ord. 13664 § 5, 1999, repealed by Ord. 13996 § 13, 2000]: Ord. 13332 § 18, 1998)

27.10.050 Fire systems and tank reviews. A fee shall be charged to cover the costs of the department to review fire systems and tank systems as follows:

System		Fee
A.	Fire alarm systems	
1.	Base fee	\$340.00
2.	Plus for each device	\$8.00
B.	Automatic sprinkler systems	
1.	Each riser	\$340.00
	(plus for each head or plug)	\$2.00
C.	Standpipe systems	
1.	Class I	\$386.00
2.	Class II	\$386.00
3.	Class III	\$1,064.00
4.	Each outlet for Class I or II	\$72.00
5.	Fire pump	\$344.00
D.	Flammable or combustible liquids storage tank, each:	306.00
E.	High piled storage racks	\$442.00
F.	Underground piping to flammable or combustible liquid storage tanks	833.00
G.	Monitoring transmitters	\$476.00
H.	Emergency or standby power systems	\$442.00
I.	Fire protection plan review:	
	Review of either water main extension, or replacement, or both	\$425.00
	(plus per hydrant)	\$17.00
J.	All other reviews not listed	Current hourly rate

(Ord. 16959 § 21, 2010: Ord. 15957 § 11, 2008: Ord. 14683 § 11, 2003: Ord. 13996 § 5, 2000: [Ord. 13664 § 6, 1999, repealed by Ord. 13996, § 13, 2000]: Ord. 13332 § 20, 1998).

27.10.060 Zoning compliance review fees - critical areas excepted. Review for compliance with K.C.C. Title 21A standards, except for K.C.C. chapter 21A.24, shall be charged fees as follows:

A.	Basic	\$680.00
B.	School portable	\$595.00
C.	Building additions or improvements - residential	\$340.00
D.	Building additions or improvements - tenant	\$340.00
E.	Building additions or improvements - multifamily or commercial	\$340.00
F.	Building additions or improvements - change of use	\$1,071.00
G.	Agricultural building - not in agricultural production district and no farm plan	\$714.00
H.	Dwelling - Single	\$714.00
I.	Already built construction - commercial	\$510.00
J.	Already built construction - residential	\$510.00
K.	Agricultural building - arena	\$510.00
L.	Agricultural building - barn	\$510.00
M.	Dwelling - accessory dwelling unit	\$510.00
N.	Dwelling - mobile	\$595.00
O.	Dwelling - modular	\$680.00
P.	Electronic communication - pole/tower	\$1,275.00
Q.	Electronic communication - antenna	\$850.00
R.	Dwelling - mobile, medical hardship	\$680.00
S.	Permit - dock (other than building)	\$187.00
T.	Permit - pool (other than building)	\$221.00
U.	Landscape - inspection	\$782.00
V.	Landscape - maintenance	\$833.00

(Ord. 16959 § 22, 2010: Ord. 15957 § 12, 2008: Ord. 14683 § 43, 2003: Ord. 14683 § 12, 2003: Ord. 13996 § 6, 2000: [Ord. 13664 § 7, 1999, repealed by Ord. 13996, § 13, 2000]: Ord. 13332 § 21, 1998).

27.10.070 Zoning variance requests fees. Roads standards variance requests shall be charged fees as follows:

A.	Review by King County department of transportation (if required):	\$942.00
B.	Review by King County department of development and environmental services:	\$3,315.00

(Ord. 16959 § 23, 2010: Ord. 15957 § 13, 2007: Ord. 14683 § 13, 2003: Ord. 13332 § 22, 1998).

27.10.080 Site engineering review fees. Site engineering review includes review for code compliance with road design, drainage, erosion and sedimentation control, and right-of-way improvements. Review fees shall be charged as follows.

A.	Already built residential construction, dwellings, manufactured housing and agricultural buildings - basic review with standardized conditions	\$799.00
B.	Already built residential construction, dwellings, manufactured housing and agricultural buildings - standard review, completed critical areas designation, one review	\$2,465.00
C.	Already built residential construction, dwellings, manufactured housing and agricultural buildings - standard review, completed critical areas designation, two reviews	\$3,825.00
D.	Towers and building additions or improvements - basic review with standardized conditions	\$1,139.00
E.	Towers and building additions or improvements - standard review, completed critical areas designation, one review	\$2,346.00
F.	Towers and building additions or improvements - standard review, completed critical areas designation, two reviews	\$3,570.00
G.	Basics and portables - basic review with standardized conditions	\$1,139.00
H.	Basics and portables - standard review, completed critical areas designation, one review	\$2,346.00
I.	Basics and portables - standard review, completed critical areas designation, two reviews	\$3,570.00
J.	Project-managed	Current hourly rate

(Ord. 16959 § 24, 2010: Ord. 15957 § 14, 2007: Ord. 14683 § 44, 2003: Ord. 14683 § 14, 2003: Ord. 13332 § 23, 1998).

27.10.090 Grading or clearing site plan review fees. Grading or clearing site plan review includes review for compliance with King County grading and clearing code requirements, and with the surface mine interlocal agreement. Grading or clearing site plan review fees shall be charged as follows:

A.	Grading or clearing permit application base review — non-residential	0.0 to .20 acres	\$595.00
B.	Grading or clearing plan review	.21 to 1.0 acres	\$1,445.00
C.	Grading or clearing plan review	1.01 to 5.0 acres	\$2,720.00
D.	Grading or clearing plan review	5.01 to 10.0 acres	\$3,570.00
E.	Grading or clearing plan review	10.01 to 20.0 acres	\$5,270.00
F.	Grading or clearing plan review	Over 20.0 acres	\$6,970.00
G.	Grading or clearing plan revisions - minor		Current hourly rate, but not to exceed the applicable fee in subsections A. through F. of this section
H.	Grading or clearing plan revisions - major		Applicable fee in subsections A. through F. of this section
I.	Forest practices act - class IV review - residential		\$595.00
J.	Forest practices act - class IV review - non residential		\$1,190.00
K.	Forest practices act - release of moratorium		Current hourly rate
L.	Forest practices act - conversion option harvest plan		Current hourly rate
M.	Forest practices act - class IV-G nonconversion forest practice		Current hourly rate
N.	Surface mine and processing facility review		Current hourly rate
O.	Clearing or grading permit - minor: less than 2,000 square feet grading, less than 7,000 square feet clearing		\$340.00
P.	Clearing or grading permit: 1- 10 hazard trees		\$340.00
Q.	Clearing or grading permit: 11- 20 hazard trees		\$468.00
R.	Clearing or grading permit: residential less than or equal to 0.2 acres		\$425.00
S.	Clearing or grading permit: residential 0.21 to 1.0 acres		\$680.00
T.	Clearing or grading permit: all others not listed		Current hourly rate
U.	Clearing or grading without a permit		
	1. Investigation: minor clearing or grading		\$213.00
	2. Investigation: clearing 1 - 10 hazard trees		\$213.00
	3. Investigation: clearing 11 - 20 hazard trees		\$425.00
	4. Investigation: residential development		\$595.00
	5. Investigation: nonresidential development		\$1,190.00

(Ord. 16959 § 25, 2010: Ord. 15957 § 15, 2007: Ord. 14683 § 45, 2003: Ord. 14683 § 15, 2003: Ord. 13332 § 24, 1998).

27.10.120 Right-of-way application review fees. Right-of-way application review, including revisions, shall be charged as follows:

A.	Basic - utility crossing - review	\$2,635.00
B.	Basic - utility crossing - resubmittal, each	\$680.00
C.	Basic - driveway construction - review	\$4,165.00
D.	Basic - driveway construction - resubmittal, each	\$680.00
E.	Basic - all other	Current hourly rate
F.	Complex - review	\$4,760.00
G.	Complex - resubmittal, each	\$1,020.00

(Ord. 16959 § 26, 2010: Ord. 15957 § 16, 2007: Ord. 14683 § 17, 2003: Ord. 13332 § 27, 1998).

27.10.130 Critical areas review fees. Fees for critical areas review, inquiries and designation shall be charged as follows:

A.	Critical areas review	
1.	Residential, initial site inspection	\$374.00
2.	Residential, basic	\$765.00
3.	Residential, complex, level 1, with preferred consultant	\$1,020.00
4.	Residential, complex, level 2, with preferred consultant	\$2,380.00
5.	Residential, complex, with other consultant	Current hourly rate
6.	Nonresidential, initial site inspection	\$374.00
7.	Nonresidential, basic per discipline	\$935.00
8.	Nonresidential, complex	Current hourly rate
9.	Work done without a permit	Current hourly rate
B.	Critical areas inquiries or designations	
1.	No critical areas found	\$510.00
2.	0.0 to 5.0 acres, one critical area review	\$935.00
3.	0.0 to 5.0 acres, two critical area reviews	\$1,445.00
4.	0.0 to 5.0 acres, three critical area reviews	\$1,785.00
5.	5.01 to 10.0 acres, one critical area review	\$1,190.00
6.	5.01 to 10.0 acres, two or more critical area reviews	Current hourly rate
7.	All others not listed	Current hourly rate
C.	Flood elevation certification	\$1,020.00
D.	Flood inquiry	\$1,020.00

(Ord. 16959 § 27, 2010: Ord. 15957 § 17, 2007: Ord. 14683 § 46, 2003: Ord. 14683 § 18, 2003: Ord. 14187 § 4, 2001: Ord. 13332 § 28, 1998).

27.10.140 Variances and critical areas alteration exceptions - deposit and fee. Variances and critical areas alteration exceptions shall require a deposit, based on the project manager's estimate, and charge a fee based on the department's current hourly rate. (Ord. 16959 § 28, 2010: Ord. 14683 § 47, 2003: Ord. 13332 § 29, 1998).

27.10.150 SEPA review - preparation of environmental impact statement.

A. State Environmental Policy Act review fees for environmental check lists, environmental impact statements, mitigated determinations of nonsignificance and supplemental reviews shall be an hourly charge at department's current hourly rate.

B. Preparation of an environmental impact statement shall be charged at actual cost to the department including consultant costs, administrative costs and cost of review by other county departments and governmental agencies. (Ord. 13332 § 30, 1998).

27.10.160 Shoreline substantial development permit and shoreline exemption application review fees.

A. Except as provided in subsection B. of this section, the fee for review of shoreline substantial development permit and shoreline exemption applications shall be charged at the department's current hourly rate and shall require a deposit based on the project manager's estimate.

B. There shall be a fixed fee of five hundred ten dollars for a shoreline exemption for repair and maintenance.. (Ord. 16959 § 29, 2010: Ord. 13332 § 31, 1998).

27.10.170 Zoning application review fees. Fees for zoning application reviews shall be charged as follows:

A. Conditional use permit - residential, home industry or tower	\$5,100.00
B. Transfer of development rights sending site certification	\$364.00
C. Reviews not otherwise listed	Current hourly rate

(Ord. 16959 § 30, 2010: Ord. 14683 § 19, 2003: Ord. 14190 § 39, 2001: Ord. 13332 § 32, 1998).

27.10.180 Site-specific land use amendment. Applicant generated site-specific land use map amendments shall be charged an application fee of one thousand five hundred dollars. If the amendment is implemented as part of the comprehensive plan amendment process, the application fee will be credited toward the zoning reclassification fee, provided that the application for zoning reclassification is filed within one year of the effective date of the land use map amendment. (Ord. 13332 § 33, 1998).

27.10.190 Subdivision, short subdivision or building site plan - preliminary review fees. Preliminary subdivision, short subdivision or binding site plan review including initial applications, revisions and alterations shall require a deposit and be charged an hourly fee based on the department's current hourly rate. (Ord. 16959 § 31, 2010: Ord. 13332 § 34, 1998).

27.10.200 Subdivision, short subdivision or building site plan - final review fees. Final subdivision, short subdivision or binding site plan review shall be charged fees as follows:

A. Plat	Current Hourly Rate
B. Short plat- urban 2-4 lots, simple	\$4,250.00
C. Short plat- urban 2-4 lots, simple - resubmittal	\$1,360.00
D. Short plat- urban 2-4 lots, complex	\$5,950.00
E. Short plat- urban 2-4 lots, complex - resubmittal	\$1,360.00
F. Short plat- rural	\$5,950.00
G. Short plat- rural - resubmittal	\$1,360.00
H. Short plat- urban 5-9 lots	\$9,180.00
I. Short plat- urban 5-9 lots - resubmittal	\$1,700.00

(Ord. 16959 § 32, 2010: Ord. 13332 § 35, 1998).

27.10.210 Separate lot recognition, subdivision exemption, recorded building envelope modification, name change request and purchaser review fees. A fixed fee shall be charged for separate lot recognitions, subdivision exemptions, recorded building envelope modifications, name change requests and innocent purchaser reviews as follows:

A.	Affidavit - modification of recorded building envelope	\$1,020.00
B.	Affidavit - modification resubmittal	\$340.00
C.	Affidavit - name change	\$241.00
D.	Innocent purchaser - review	\$629.00
E.	Innocent purchaser - resubmittal	\$170.00
F.	Separate lot - basic - platted lots - review	\$884.00
G.	Separate lot - basic - platted lots - resubmittal	\$340.00
H.	Separate lot - complex - nonplatted lots, minimum review fee - one lot	\$884.00
I.	Separate lot - complex - nonplatted lots, review fee per additional lot	\$510.00
J.	Separate lot - complex - nonplatted lots - resubmittal	\$340.00
K.	Miscellaneous lot exemption - review	\$1,734.00
L.	Miscellaneous lot exemption - resubmittal	\$340.00

(Ord. 16959 § 33, 2010 Ord. 15957 § 18, 2007: Ord. 14683 § 20, 2003: Ord. 13332 § 36, 1998).

27.10.220 Boundary line adjustment fees. Boundary line adjustment fees shall be charged fixed fees as follows, plus the cost of recording documents:

A.	Basic	\$2,228.00
B.	Basic - resubmittal	\$680.00
C.	Complex	\$3,588.00
D.	Complex - resubmittal	\$1,020.00

(Ord. 16959 § 34, 2010: Ord. 15957 § 19, 2007: Ord. 14683 § 21, 2003: Ord. 13332 § 37, 1998).

27.10.310 Construction and site development inspection fees - applicability. Construction and site development inspection fees shall compensate the department for inspections necessary to determine compliance with adopted international codes and other county regulations. The fees may be based on valuation as defined in this title, fixed, hourly or a combination thereof. Fees shall be collected for reinspections and supplemental inspections, as well as being collected to compensate the department for inspection of:

- A. Commercial and residential buildings, additions, and under K.C.C. chapters 16.04, 16.70, 16.74 and 16.78 and K.C.C. Titles 20 and 21A;
- B. Grading and clearing sites under K.C.C. chapter 16.82;
- C. Site development, including roads and drainage and erosion control under K.C.C. Titles 9 and 14 and K.C.C. chapter 16.82;
- D. Shoreline permit approvals and exemptions under K.C.C. Title 25;
- E. State Environmental Policy Act condition compliance under K.C.C. chapter 20.48;
- F. Zoning condition compliance under K.C.C. Title 21A; and
- G. Monitoring drainage and sensitive area conditions. (Ord. 16959 § 35, 2010: Ord. 13332 § 39, 1998).

27.10.320 Buildings and other structures construction inspection fees.

A. Except as otherwise provided in this section, permit fees for the inspection of buildings and other structures, including additions and modifications, shall be calculated using valuations and using fee rate tables published by the International Conference of Building Officials or International Code Council or other current nationally recognized standards. The building official shall establish the final valuation. The permit fee charged shall be one-hundred percent of the calculated amount, unless otherwise specified in this title.

B. Additional inspections required for applications using nonstandard methods, materials, or design shall be charged at the department's current hourly rate in addition to the standard fees.

C. On single family residence construction sites to ensure required erosion control measures are in place and functioning, the site inspection fee shall be as follows:

1.	New residential - single/modular	\$231.00
2.	New residential - basic	\$194.00
3.	New residential - accessory dwelling unit or manufactured housing	\$170.00
4.	Residential - addition/improvement	\$112.00
5.	Residential - all other	\$85.00
6.	Reinspection	Current hourly Rate

(Ord. 16959 § 36, 2010: Ord. 14683 § 48, 2003: Ord. 13996 § 8, 2000: [Ord. 13664 § 9, 1999, repealed by Ord. 13996 § 13, 2000]: Ord. 13332 § 40, 1998).

27.10.330 Structural-mechanical system inspection fees. Structural-mechanical system inspection fees are distinguished by residential mechanical systems and commercial mechanical systems. Mechanical systems serving individual dwelling units shall be charged a fixed fee of one hundred eighty-four dollars per dwelling unit. Fees for inspection of commercial or multifamily residential project mechanical systems shall be calculated as provided in K.C.C. 27.10.320. (Ord. 16959 § 37, 2010: Ord. 15957 § 21, 2007: Ord. 14683 § 49, 2003: Ord. 14683 § 23, 2003: Ord. 13332 § 41, 1998).

27.10.350 Fire system and fire tank inspections - conformance with approved plan - fees.

Fees shall be charged to cover the costs of physical inspections to assure that projects are constructed in accordance with approved plans as follows.

A. Fire alarm systems	
1. Base fee	\$510.00
2. Plus each device	\$3.40
B. Automatic sprinkler systems	
1. Base fee	\$680.00
2. plus for each head or plug	\$4.25
3. Maximum fee	\$3,400.00
plus for each head or plug	\$1.10
C. Standpipe fixed systems	
1. Class I	\$425.00
2. Class II	\$425.00
3. Class III	\$1,170.00
4. Each outlet for Class I or II	\$80.00
D. Residential flammable or combustible liquids storage tank, each	
E. High piled storage racks	\$476.00
F. Underground piping to flammable or combustible liquid storage tanks	\$1,318.00
G. Inspection of either water main extension, or replacement, or both	\$510.00
plus per hydrant	\$37.00
H. Monitoring transmitters	\$595.00
I. Emergency or standby power systems	\$578.00
J. All other inspections not listed in this section	Current hourly rate

(Ord. 16959 § 38, 2010: Ord. 15957 § 22, 2007: Ord. 14683 § 24, 2003: Ord. 13996 § 9, 2000: [Ord. 13664 § 10, 1999, repealed by Ord. 13996 § 13, 2000]: Ord. 13332 § 42, 1998).

27.10.360 Hazardous materials and public assembly inspections-fees. Fire code inspections, mitigations and code enforcement fees shall be based on the department's current hourly rate, with the following exceptions:

A. Fireworks stands and displays	Maximum allowed under chapter 70.77 RCW
B. Liquefied petroleum gas serving single family residences	N/C
C. Parade floats	N/C
D. Use of candles for ceremonial purposes by churches or nonprofit groups	N/C

(Ord. 16959 § 39, 2010: Ord. 14683 § 25, 2003: Ord. 13332 § 43, 1998).

27.10.370 Right-of-way inspection fees. Right-of-way permit inspection shall be charged fees as follows:

A. Basic - utility crossing - two inspections	\$1,360.00
B. Basic - utility crossing - reinspection, each	\$425.00
C. Basic - driveway construction - five inspections	\$2,890.00
D. Basic - driveway construction - reinspection, each	\$425.00
E. Complex	Current hourly rate

(Ord. 16959 § 41, 2010).

27.10.380 Site development inspections, monitoring, pre-site work engineering meetings and review of changes to approved plans - fees. Site inspections of grading, clearing, drainage systems, landscaping and other site improvements, site monitoring, pre-site work engineering meetings, and review of changes to approved plans shall require a deposit and shall be charged an hourly fee at the department's current hourly rate. Reinspection for nonbonded actions shall be charged a fixed fee of four hundred twenty-five dollars. (Ord. 16959 § 41, 2010: Ord. 13332 § 46, 1998).

27.10.410 Zoning, SEPA, shoreline, sensitive area, drainage, other conditions or mitigation - postapproval or postdevelopment monitoring or inspection - deposit and fees. Postapproval or postdevelopment monitoring or inspection, or both, for p-suffix conditions, or compliance with conditional use permits, special use permits, state Environmental Policy Act conditions, shoreline development permit conditions, sensitive areas conditions, drainage conditions or other conditions or mitigation associated with project approval shall require a deposit and shall be charged at the department's hourly rate. (Ord. 16959 § 42, 2010: Ord. 13332 § 47, 1998).

27.10.420 Extensions of permits and approvals. Permit and approval extension fees shall be charged to cover the costs of administering permit extension applications and for final inspections as follows. All other inspections for extensions for land use approvals shall require a deposit estimated by the project manager and shall be charged at the department's current hourly rate.

A.	Final Inspections	
1.	Single-family residential	\$301.00
2.	All other permits	\$423.00
B.	All other extensions (more than final inspection):	
1.	Single family residential	\$423.00
2.	Temporary mobile home	\$217.00
3.	Temporary hardship mobile home	\$133.00
4.	All other building permits	Current hourly rate
C.	Mechanical permits:	
1.	Single Family residential	\$133.00
2.	Other permits final only	\$241.00
3.	Other permits full mechanical system inspection	20% of original permit fee
D.	Fire system permits:	
1.	Single family residential	\$151.00
2.	Final and correction inspections	\$241.00
3.	Full fire inspection	20% of original permit fee
E.	Sign permits	\$151.00
F.	Plats or short plats	\$175.00
G.	Grading or clearing permits:	
1.	residential site	\$200.00
2.	nonresidential site	\$400.00
3.	industrial or mineral extraction sites:	\$905.00
H.	Right-of-way use permits	
I.	Temporary use permits	Current hourly rate
J.	Conditional use permits	Current hourly rate
K.	Variances	Current hourly rate
L.	Shoreline permits	Current hourly rate

(Ord. 16959 § 43, 2010: Ord. 15957 § 24, 2007: Ord. 14683 § 50, 2003: Ord. 14683 § 27, 2003: Ord. 13332 § 48, 1998).

27.10.430 General inspections. A flat fee shall be charged to cover the costs of inspection services when buildings are damaged, require code compliance and verification, are being relocated or demolished.

A. Damage from fire, flood, earthquake, wind or other disasters	\$217.00
B. Minimum housing code	\$217.00
C. Relocation of structure	\$217.00
D. Demolition inspection	\$217.00

(Ord. 15957 § 25, 2007: Ord. 14683 § 28, 2003: Ord. 13332 § 49, 1998).

27.10.450 Mobile home fees. A flat fee shall be charged to cover the costs associated with mobile home setup inspections.

A. Mobile home permit inspection	\$380.00
B. Temporary mobile home	\$302.00
C. Temporary mobile home/hardship	\$302.00
D. Noninsignia mobile home	\$302.00

(Ord. 15957 § 26, 2007: Ord. 14683 § 29, 2003: Ord. 13332 § 50, 1998).

27.10.460 Condominium conversion review and inspection fees. Review and inspections of condominium conversions shall be charged a fee of one thousand five hundred thirty dollars to cover the costs of plan, code updates, monitoring of relocation assistance and other administrative requirements. A fee of three hundred forty dollars shall be charge for resubmittal of plans. (Ord. 16959 § 44, 2010: Ord. 15957 § 27, 2007: Ord. 14683 § 30, 2003: Ord. 13332 § 51, 1998).

27.10.500 Supplemental inspection and reinspection. Supplemental inspection and reinspection fees shall be charged if inspections are required in addition to what would normally be required. Supplemental inspection fees shall be hourly and reinspection fees shall be fixed.

A. Supplemental inspections: department's hourly rate with a minimum one and one-half hour charge.	
B. Reinspections:	
1. Residential	\$223.00
2. All other	\$483.00

(Ord. 15957 § 28, 2007: Ord. 14683 § 31, 2003: Ord. 13996 § 10, 2000: [Ord. 13664 § 11, 1999, repealed by Ord. 13996 § 13, 2000]: Ord. 13332 § 52, 1998).

27.10.510 Certification of compliance or completion. Certificates of compliance or completion shall require a fixed fee to cover the administrative and clerical costs to the department of processing and issuing the certificate.

A. Temporary occupancy permit per building or tenant space	\$344.00
B. Occupancy permit when more than one building per permit	\$344.00
C. Occupancy permit for individual condominiums or other portions of building	\$157.00
D. Letter of completion for shell construction when more than one building per permit	\$344.00

(Ord. 15957 § 29, 2007: Ord. 14683 § 32, 2003: Ord. 13332 § 53, 1998).

27.10.550 Preissuance construction authorization (PICA) inspections - fees. A fixed fee of one thousand two hundred dollars shall be charged for processing and review of preissuance construction authorization. Building and site inspections shall be charged at the department's current hourly rate (Ord. 16959 § 45, 2010: Ord. 14683 § 51, 2003: Ord. 14683 § 33, 2003: Ord. 13332 § 54, 1998).

Chapter 27.36
ZONING AND LAND USE PERMIT

Sections:

27.36.040 Site-specific shorelines redesignation fee.

27.36.040 Site-specific shorelines redesignation fee. A site-specific shorelines redesignation, whether generated by an applicant or initiated by motion, is subject to application and review fees as provided in this title. The property owner shall be responsible for payment of the fees unless the council approves an appropriation ordinance to fund the review. If the property owner does not agree to payment of the fees, the redesignation shall not be processed. (Ord. 13687 § 8, 1999).

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Chapter 27.44
SCHOOL IMPACT FEES

Sections:

27.44.010 School impact fees.

27.44.010 School impact fees.

A. The following school impact fees shall be assessed for the indicated types of development:

SCHOOL DISTRICT	SINGLE FAMILY per dwelling unit	MULTIFAMILY per dwelling unit
Auburn, No. 408	\$5,226	\$1,518
Enumclaw, No. 216	7,847	3,268
Federal Way, No. 210	4,014	2,172
Fife, No. 417	2,969	1,612
Highline, No. 401	0	0
Issaquah, No. 411	3,808	0
Kent, No. 415	5,486	3,378
Lake Washington, No. 414	6,250	1,732
Northshore, No. 417	0	0
Riverview, No. 407	5,628	2,169
Snoqualmie Valley No. 410	8,140	3,252
Tahoma, No. 409	7,791	2,920

B. The county's costs of administering the school impact fee program shall be sixty-five dollars per dwelling unit and shall be paid by the applicant to the county as part of the development application fee.

C. The school impact fees established in subsection A. of this section take effect January 1, 2011. (Ord. 16963 § 13, 2010: Ord. 16698 § 12, 2009: Ord. 16311 § 13, 2008: Ord. 15965 § 12, 2007: Ord. 15636 § 11, 2006: Ord. 15331 § 10, 2005: Ord. 15076 § 11, 2004: Ord. 14802 § 12, 2003: Ord. 14525 § 13, 2002: Ord. 14258 § 13, 2001: Ord. 14009 § 13, 2000: Ord. 13686 § 1, 1999: Ord. 13673 § 14, 1999: Ord. 13338 § 14, 1998: Ord. 12928 § 13, 1997: Ord. 12532 § 13, 1996: Ord. 12063 § 12, 1995: Ord. 11569 § 11, 1994: Ord. 11148 § 3, 1993: Ord. 11037 § 6, 1993: Ord. 10982 § 3, 1993: Ord. 10790 § 3, 1993: Ord. 10722 § 4, 1993: Ord. 10633 § 3, 1992: Ord. 10472 § 3, 1992: Ord. 10470 § 3, 1992: Ord. 10162 § 20, 1991: Ord. 10122 § 2, 1991).

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Chapter 27.46
URBAN PLAN DEVELOPMENT PERMIT FEES

Sections:

27.46.010 Urban plan development permit fees.

27.46.010 Urban Plan Development permit fees. Fees shall be assessed and collected to compensate King County for the review and monitoring of all urban plan development permit and associated applications when combined in a single coordinated review, pursuant to the provisions of K.C.C. Title 21A. Such fees compensate for preapplication review, application, and monitoring and compliance.

A. Preapplication fees. Preapplication fees shall compensate the department for preliminary review and evaluation of urban plan development permits and for advising the permit applicant prior to the submittal of a formal application for a permit. Preapplication fees shall be collected at the time preapplication review services are rendered and shall be an hourly charge at the department's current hourly rate.

B. Urban plan development permit application fees. Urban plan development application fees shall be an hourly fee to cover the costs of application intake, development of a scope of work and all work performed under the scope of work. A deposit shall be made at the time of application as a guarantee of work billed in arrears. The hourly fee shall be billed monthly. The scope of work shall include a complete description of the required reviews and products to be prepared by all affected county agencies, or contract agents for such agencies, specifying the amount and type of work task up to the final decision on the all urban plan development permit by the council. The scope of work shall be agreed upon in writing by the applicant and the department before starting any review work on the all urban plan development permit application.

C. Urban plan development monitoring and compliance fee. An hourly monitoring and compliance fee shall be collected to compensate the department for reviews, inspections, and project management activities associated with the approved all urban plan development permit. The fee will be used for determining, ensuring, and enforcing compliance with conditions placed on the all urban plan development or as required to maintain monitoring of specific conditions or compliance with other county code requirements. (Ord. 13332 § 62, 1998; Ord. 10662 § 37, 1992).

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Chapter 27.50**APPEALS - PROJECT MANAGEMENT PROGRAM PERMIT FEE ESTIMATES****Sections:**

- 27.50.010 Necessary conditions.
- 27.50.020 Fee estimate dispute - procedure - appeal.
- 27.50.030 Fee estimate or estimate revision appeal - procedure - burden - decisions.
- 27.50.040 Notice of completion or permit issuance.
- 27.50.050 Permit billing fees - appeal.
- 27.50.060 Project managed permit or approval - appeal - combined notice and statement of appeal - fee waiver request - procedure - notice - decisions.
- 27.50.070 Non-project managed permit or approval - appeal - fee waiver request - procedure - notice - decisions.
- 27.50.080 Permit billing fees appeal - procedure - burden - decisions.
- 27.50.090 Limitations on appeal - subject matter.
- 27.50.100 Billing fee disputes for billings issued between January 1, 2004, and March 17, 2008 - deadlines.

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27.50.010 Necessary conditions. A permit applicant may appeal to the hearing examiner permit fee estimates, including estimate revisions, issued by the department under the project management program only if:

A. The department required the applicant to pay in advance all or a portion of the fee estimate; and

B. The applicant had first filed a fee estimate dispute with the director, who denied all or a portion of the applicant's request. (Ord. 16026 § 10, 2008).

27.50.020 Fee estimate dispute - procedure - appeal. An applicant disputing a fee estimate must do so in writing filed with the department not later than seventeen days after the date that the department mailed the fee estimate letter or estimate revision to the applicant. Within fourteen days after the applicant files the fee estimate dispute with the department, the department shall mail the director's decision on the fee estimate dispute to the applicant. The director's decision shall be final unless the applicant then files a written combined notice and statement of appeal with the director, together with the required appeal fee, not later than seventeen days after the department mailed the director's decision to the applicant. The applicant may only appeal an adverse decision, in which the director has denied all or a portion of the applicant's dispute. The department shall forward a copy of the combined notice and statement of appeal to the hearing examiner. The department shall also preserve the record, and comply with the appeal provisions in K.C.C. 20.24.090.D. (Ord. 16026 § 11, 2008).

27.50.030 Fees estimate or estimate revision appeal - procedure - burden - decisions. The examiner shall conduct a closed record hearing on the appeal of a fee estimate or estimate revision. The burden is on the applicant to demonstrate that the fee estimate or estimate revision is unreasonable. The examiner shall affirm the decision of the director unless the examiner determines that the director's decision was unreasonable. Upon determining that a decision of the director was unreasonable, the examiner shall modify the fee estimate, order the department to modify the fee estimate in accordance with the examiner's ruling, or provide such other relief as reasonably necessary. The examiner's decision is final. If the examiner determines that the applicant is the substantial prevailing party, the department shall refund the appeal fee. (Ord. 16026 § 12, 2008).

27.50.040 Notice of completion or permit issuance. Except where the department imposed no permit fee, the department shall provide the applicant, either in person or by United States mail, with a written notice of completion or permit issuance document when it has completed all necessary work on any building or land use permit or approval. The notice of completion or permit issuance document shall inform the applicant of the right to appeal permit billings under this chapter and shall provide notice of the appeal deadlines established in this chapter. (Ord. 16026 § 13, 2008).

27.50.050 Permit billing fees - appeal. An applicant may appeal to the hearing examiner permit fee billings issued by the department. On project managed permits and approvals, the applicant may only appeal after the department has provided a notice of completion or permit issuance document. On non-project managed permits and approvals, the applicant may only appeal after the department has issued an adverse decision by the director on a fee waiver request under K.C.C. 27.02.040 and has provided a notice of completion or permit issuance document. The applicant may not challenge a permit fee estimate or estimate revision in any appeal provided for by this section. (Ord. 16959 § 46, 2010: Ord. 16959 § 46, 2010: Ord. 16026 § 14, 2008).

27.50.060 Project managed permit or approval - appeal - combined notice and statement of appeal - fee - procedure - notice - decisions.

A. An applicant appealing any billing on a project managed permit or approval must file a written combined notice and statement of appeal with the director, together with the required appeal fee not later than twenty-one days after the date the department issues the written notice of completion or permit issuance document to the applicant. The department shall forward the combined notice and statement of appeal to the hearing examiner. The department shall also preserve the record, and comply with the appeal provisions outlined in K.C.C. 20.24.090.D.

B. The director shall respond to the combined notice and statement of appeal filed under this section within twenty-one days after the combined notice and statement is filed with the department. The director shall determine whether to grant, partially grant, or deny the billing appeal. The department shall mail the director's decision to the applicant and the examiner. If the director grants the appeal of the billing, the examiner shall dismiss the appeal and the department shall refund the applicant's appeal fee. If the director partially grants or denies the applicant's billing appeal request, the examiner shall conduct an open record hearing, and affirm, modify or reverse the decision of the director. (Ord. 16026 § 15, 2008).

27.50.070 Non-project managed permit or approval - appeal - fee waiver request - procedure - notice - decisions.

A. Before appealing any billing on a non-project managed permit or approval, an applicant must first file a fee waiver request as provided in K.C.C. 27.02.040, no later than twenty-one calendar days after the department issues the notice of completion or permit issuance document. Within fourteen days after the applicant files the fee waiver request with the department, the department shall mail the director's decision on the fee waiver request to the applicant.

B. The director's fee waiver decision is final unless the applicant then files with the director a combined written notice and statement of appeal of the billing, together with the required appeal fee, within twenty-one calendar days after the later of the date the department issues the notice of completion or permit issuance document or the date the department mails the fee waiver response. The department shall forward the combined notice and statement of appeal to the hearing examiner. The department shall also preserve the record. The examiner shall conduct an open record hearing, and affirm, modify or reverse the decision of the director. (Ord. 16959 § 47, 2010: Ord. 16026 § 16, 2008).

27.50.080 Permit billing fees appeal - procedure - burden - decisions. In an appeal of department billings under sections K.C.C. 27.50.050, 27.50.060 and 27.50.070, the burden is on the applicant to prove that the particular billing or fee was unreasonable or inconsistent with this title. If the applicant fails to meet that burden, the examiner shall affirm the decision of the director. If the examiner determines that a particular billing or fee was unreasonable or inconsistent with the provisions of this title, the examiner shall modify the fee or billing, order the department to modify the fee or billing in accordance with the examiner's ruling, or provide such other relief as reasonably necessary. If the examiner determines that the applicant is the substantial prevailing party, the department shall refund the appeal fee. The examiner's decision is final. (Ord. 16026 § 17, 2008).

27.50.090 Limitations on appeals - subject matter. In an appeal under this chapter, the applicant may only challenge the department's application of the development permit fees provided for in this title to the applicant's permit and approval. The applicant may not challenge in an appeal under this chapter the development permit fees as adopted by the council and codified in this title, or any other King County Code requirement, including any land use provision. (Ord. 16026 § 18, 2008).

27.50.100 Billing fee disputes for billings issued between January 1, 2004, and March 17, 2008 - deadlines.

A. Applicants with fee disputes on billings that the agency first issued between January 1, 2004, and March 17, 2008 may, for one year after March 17, 2008, commence billing appeals under this chapter.

B. For any project managed permit or approval, the applicant must, within the one-year period under subsection A. of this section, file a notice of appeal together with the required appeal fee. The applicant must also file a statement of appeal no later than thirty days after filing the notice of appeal.

C. For any non-project managed permit or approval, if the applicant has not done so already, the applicant must, within the one-year period under subsection A. of this section, file a fee waiver request, in accordance with K.C.C. 27.02.040. The applicant must then file a timely appeal together with the required appeal fee, as provided in K.C.C. 27.50.070. (Ord. 16026 § 19, 2008).

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